

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Birmingham

State: AL

PJ's Total HOME Allocation Received: \$36,426,945

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	6		
<u>Program Progress:</u>							
% of Funds Committed	96.09 %	94.97 %	2	92.82 %	78	76	
% of Funds Disbursed	76.57 %	82.49 %	6	82.38 %	15	21	
Leveraging Ratio for Rental Activities	2.59	1.75	2	4.55	28	34	
% of Completed Rental Disbursements to All Rental Commitments***	79.65 %	90.06 %	6	80.69 %	31	26	
% of Completed CHDO Disbursements to All CHDO Reservations***	49.03 %	71.75 %	6	67.01 %	17	20	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	74.14 %	75.20 %	5	79.23 %	28	26	
% of 0-30% AMI Renters to All Renters***	41.85 %	45.06 %	4	44.47 %	46	43	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	86.82 %	89.87 %	5	93.93 %	16	14	
<u>Overall Ranking:</u>				In State:	6	/	6
				Nationally:	21	24	
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$19,463	\$21,614		\$24,984	607 Units	55.20	%
Homebuyer Unit	\$22,218	\$19,823		\$14,192	492 Units	44.80	%
Homeowner-Rehab Unit	\$0	\$17,584		\$20,036	0 Units	0.00	%
TBRA Unit	\$0	\$4,831		\$3,164	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Birmingham AL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$69,231	\$90,837	\$0
State:*	\$68,115	\$75,752	\$21,387
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.86

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	8.7	2.9	0.0	0.0
Black/African American:	86.9	96.7	0.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.2	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.2	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.4	0.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	71.4	21.5	0.0	0.0
2 Persons:	14.6	30.3	0.0	0.0
3 Persons:	10.8	27.4	0.0	0.0
4 Persons:	2.3	13.7	0.0	0.0
5 Persons:	0.8	5.1	0.0	0.0
6 Persons:	0.2	1.6	0.0	0.0
7 Persons:	0.0	0.4	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	36.7	25.8	0.0	0.0
Elderly:	39.2	3.9	0.0	0.0
Related/Single Parent:	17.6	49.5	0.0	0.0
Related/Two Parent:	3.2	15.5	0.0	0.0
Other:	3.2	5.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	19.9	0.0 [#]
HOME TBRA:	0.0	
Other:	0.2	
No Assistance:	79.9	

of Section 504 Compliant Units / Completed Units Since 2001 43

* The State average includes all local and the State PJs within that state



** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Birmingham State: AL Group Rank: 21
 (Percentile)
 State Rank: 6 / 6 PJs Overall Rank: 24
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	79.65	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	49.03	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	74.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	86.82	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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